

## 11 Amber Court

100-106 Holland Road, Hove, East Sussex, BN3 1LU



**PRICE: £120,000**

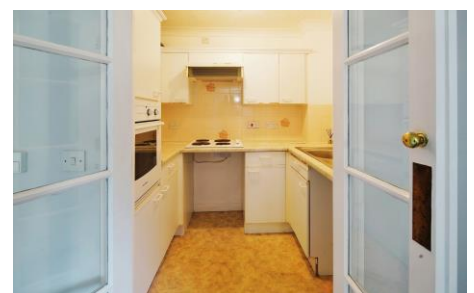
**Lease: 125 years from 1995**

### Property Description:

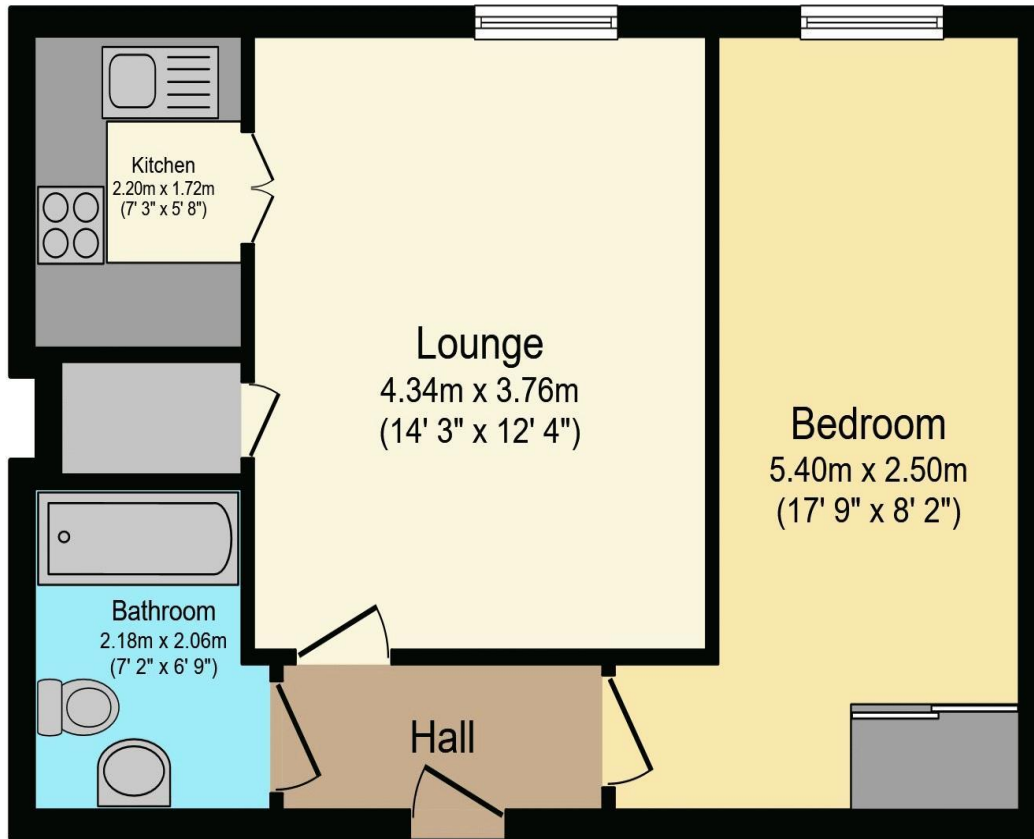
#### **A REDECORATED AND RECARPETED ONE BEDROOM UPPER GROUND FLOOR RETIREMENT APARTMENT**

Amber Court is ideally situated in a great location within walking distance of Church and Western Roads offering a variety of shopping facilities, eateries and cafes. Bus services offers access into the City Centre. Amber Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 49 properties arranged over 6 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge
- Minimum Age 60
- 24 hour emergency Appello call system
- Video door entry system ( linked to owner T.V. )
- Communal Car Park
- Guest Suite
- Development Manager
- Communal Laundry and a lift to all floors
- Lease 125 years from 1995



**For more details or to make an appointment to view, please contact  
Millie & Carla**



Total floor area 44.5 sq.m. (479 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**For Financial Year Ending:**

**31/08/2025**

**Annual Ground Rent:**

**£515.30**

**Ground Rent Period Review:**

**Next uplift 2039**

**Annual Service Charge:**

**£2,770.08**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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Retirement Homesearch Limited, Registered Office:  
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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.